Town of North Smithfield
Historic District Commission
Minutes of February 22 , 2016
A meeting of the North Smithfield Historic District Commission was held on
Monday, February 22, 2016
at 6:30 PM
Heritage Hall, 101 Greene St. Street, Slatersville, RI

Call to order: 6:40

Members Present Dan Couture, Christian de Rezendes, Jeffrey Harris, Jeffrey Fontaine,
Elizabeth Martin, Keith Nadeau

Members Absent: Eric Piette

Materials Distributed: Agenda, Minutes from January 25, 2016

Approval of Minutes from January 25, 2016

Minutes from January 25, 2016 meeting was unanimously approved.

Applications:
   A. No applications filed.
   B. Future Application not yet submitted. (Kendall Dean, 83 Greene St. owned by the
    Town of North Smithfield)

In attendance were architects Eric Army and Mike Fay of Studio MEJA, a RI
architectural firm hired by the town of North Smithfield. The town has sought
plans for the rehabilitation of Kendall Dean School located on 83 Greene St.
Mr. Army and Mr. Fay attended the NSHDC meeting to discuss some of their
pending proposals for the rehabilitation which includes work on 75 windows,
and a new entry/access to the auditorium. Additional work is proposed within the
interior of the building including the addition a new elevator and two new
bathrooms. The NSHDC's review and certification process is limited to review of
exterior (not interior) work which requires a building permit within the local historic
districts.

1) Discussion of windows dominated. The architects proposed various options that they are
   investigating: 1) aluminum replacement windows with features (i.e. muntins, frame width,
   etc.) to match   existing; 2) wood windows double pane glazing with simulated divided
   light (i.e., with interior & exterior muntins and spacer between the glass); 3) restoration
   of the original windows and to accomodate double glazing if possible, so no storms
   would be required; 4) the use of exterior storms or interior storms.

2) According to the architects, the 10 arched auditorium windows are in reasonably good
   condition so restoration costs may be less than the cost of restoring the remaining '6 over
   6' double-hung' "harbour" effect windows. Architects may be leaning to restoration of
   these arch windows using the rehabilitation codes and using exterior storms for
   durability of the windows.

3) Use of exterior versus interior storms on the '6 by 6' double-hung windows is more problematic. As opposed to the arch windows in the Auditorium these windows should be operable, i.e., one can open and close them with ease. One piece interior or exterior storms will interfere with the operation.

4) The architects also propose a new side entry by opening a portion of the brick wall below one of the arched windows and installing a door under the window.

5) Jeff H. requests that the architects submit a Certicate of Appropriateness detailing their ` final proposal. Once submitted the NSHD can review the application addressing the specific work proposed.

Old Business
A. Review/Update: Forestdale Schoolhouse Master Plan (re: joint venture with the N.S. Heritage Association).
  1) NSHA has received the matching grant of $6,500 from RIHPC.
  2) Proposals due March 3, 2016.

New Business
A. Current events related to NSHA
  1) Proposed work on exterior stairs of Forestdale Schoolhouse as approved by the NSHDC will be going through the municipal bidding process.

Subcommittee Reports:
A. Subcommittee: Union Village Historic District Research Committee
  Research
  1) Continuing.
B. Subcommittee Report: Rhode Island Historic Preservation and Heritage Commission for Certified Local Government Grant(NSHDC CLG Grant Committee).
  1) See Old Business Caption A above. NSHA receives matching grant of $6500 for master plan.
C. Subcommittee Report : North Smithfield Historic District Commission
  Standards and Guidelines (NSHDC S&G Committee):
  1) Brochure completed.

Meeting Adjourned
The meeting was called to a close at 8:39
Motion: Dan Couture
Seconded: Elizabeth Martin
All in favor
Opposed: None